

Queen's Landing Thursday Digest

January 29, 2026

Hello QL Neighbors,

SUMMARY of topics this week:

- *Snow and ice ... yuck*
- *Super Bowl parties – yes two*
- *Chair Yoga is back*
- *Comcast installation update*
- *Food drive*
- *FSR Property Manager Onsite office hours*
- *Next Board Meeting date and Calendar and News – where to find*

This has been an exhausting week

Sore muscles, new friends, *grateful for electricity*, patience and flexibility.

If I don't see ice again for many years, I'll be just as happy. Gosh, this stuff has been hard to move around. Personally, we are so grateful for our building neighbors – led by Dean, Lauren, Don, Janet – who spent last weekend digging out our walkways and our cars before the worst of the ice hit. I hope you too have made new friends as we faced this together.

As a courtesy, if someone else cleared a parking spot, please don't drive into it. We know there is no assigned parking, but gee, if someone spent time to chip out their parking spot, let them use it until this stuff clears.

TWO Super Bowl Parties – February 8th

TWO SUPER BOWL PARTIES?? Yes! 6:00 PM. Enjoy the cheering and excitement upstairs as we celebrate our THIRD ANNUAL CHILI COOKOFF and Super Bowl party. Bring a crockpot of chili or a plate to share and your favorite beverage. Maybe YOU Will be the grand prize winner! Hot dogs and soft drinks will be provided. Prizes awarded every 30 minutes, and \$5 raffle tickets will be sold at the door. It's going to be a great night!

ORRRR... If you have no interest in the football game, please join us on the lower level in The Landing for our "Super Bowl Cafe". No yelling and cheering and no foam fingers! Enjoy a glass of wine and a savory bite, and pleasant conversation with others. And elegant way to celebrate Super Bowl Sunday!

Chair Yoga is Back –

Monday through Friday 6 to 7 PM in The Landing starting Monday, January 19 through May 1... Let's get our bodies moving! Easy gentle stretching for your entire body. No equipment required, just you. For questions text Tammy Baldauf at 240-832-5995.

Social Committee – Food Drive

WE'RE ON OUR WAY!! A big thank you to those who have already donated food for our food drive. The bin is located in the lobby of the community center. We are asking donations through March and we are well on our way. Thanks to YOU!

Plastic Free Queen Anne's County

Is giving away great tote bags to Queen's Landing residents. More info to come...

Comcast Installation Update

Snow on the ground will delay some of these preparations, but Comcast did build weather considerations into their scheduling. You will see paint and flag markers around the campus as Comcast begins the installation of their access equipment. After establishing the best routes to avoid existing underground cables and drainage lines then the trenching team will follow. The next steps will be splicing, testing, then activation. Comcast expects this phase to be complete in early April. Then they will begin marketing to unit owners. Please remember, no unit owner is obliged to sign up with Comcast. This is simply an available service.

2026 Unit Maintenance Requirements

- **Queen's Landing will continue to require**
 1. **annual dryer vent cleaning**, and
 2. **annual spring HVAC servicing** (between March and May 2026).

FirstService Residential Update – office hours

You can find someone in the office Monday-Thursday, 8-4, and Friday 8-3. Outside of those hours the Call Center is very helpful, so do stay on the line if you call 410-643-5192 during office hours and your call is transferred. For after-hours emergencies please call 800-870-0010.

Next Board Meeting – February 23, 2016

To log in please go to <https://queenslanding.org/calendar/>

Calendar and News – where to find

The Queen's Landing website is the repository of our master calendar and of community updates and news. Please check it regularly. <https://queenslanding.org/>

Governing Documents, Rules, Policies – where to find

While you can find some of these on the public website, noted above, the owner portal at <https://queenslanding.connectresident.com/> is the keeper of these resources. On the left of your opening **Dashboard**, see **Forms & Documents**, click **View All**. Then in the top center **Search Box**, type in a keyword you are seeking.